

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Street

Harrogate, HG2 7LH

Guide Price £350,000



Council Tax: C



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Harrogate, HG2 7LH

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## Entrance Hall

Access via UPVC glazed entrance door, radiator, wood laminate flooring, stairs to first floor, storage cupboard, doors to:

## Kitchen

14'1" x 11'4" (4.31 x 3.47)

Quality modern range of wall and base mounted units with wooden working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine and dishwasher, space for tall fridge freezer, space for table, radiator, wood laminate flooring, storage cupboard, glazed door to:

## Rear Lobby

UPVC double glazed window to side elevation, UPVC double glazed French doors to rear garden, wall mounted boiler, wood laminate flooring, door to:

## Bathroom

Modern white suite comprising corner bath, corner shower cubicle with glazed screen and mains shower over, low level WC, wall mounted wash hand basin with built-in cupboards under, tiled floor and walls, extractor fan, chrome heated towel rail.

## Lounge

14'11" x 13'0" (4.55 x 3.97)

UPVC double glazed bay window to front elevation, TV point, radiator, two UPVC double glazed windows to side elevation.

## Bedroom

12'11" x 11'11" (3.95 x 3.64)

UPVC double glazed window to front elevation, radiator, fitted wardrobes.

## Bedroom

11'8" x 10'1" (3.58 x 3.09)

UPVC double glazed window to rear elevation, radiator.

## Second Floor Landing

Doors to:

## Bedroom

10'9" x 10'3" (3.30 x 3.13)

UPVC double glazed window to rear elevation, radiator. Access to storage room.

## Bedroom

14'3" x 9'0" (4.36 x 2.76)

Velux window, radiator, door to:

## Ensuite Shower Room

Quality white suite comprising shower cubicle with mains shower over and glazed screen, low level WC, pedestal wash hand basin, chrome heated towel rail, eaves storage, tiled walls and floor, chrome heated towel rail, UPVC double glazed window to front elevation.

## Outside

A driveway provides ample off-road parking and leads to a detached garage with up and over door and side access door to rear garden. The remainder is laid to lawn at the front of the property with fencing to perimeters. To the rear of the property is a low maintenance paved garden with covered seating area and bar area.

## EPC

Environmental impact as this property produces 1.8 tonnes of CO<sub>2</sub>.

Energy rated: D

## Material Information

Tenure Type; Freehold

Council Tax Banding: C

Tel: 01423 536222

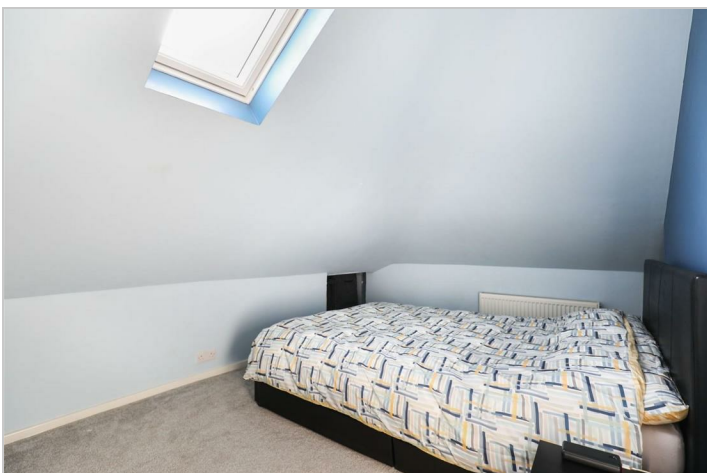
- AMAZING REFURBISHED HOME
- Modern bathroom & en-suite shower room
- Enclosed rear garden & bar area
- Refurbished to a high standard
- Sought after location close to amenities
- Modern open plan dining kitchen
- Ample off road parking & garage
- Four generous bedrooms
- Offers generous family living space
- Council Tax Band C

An opportunity to purchase a spacious four bedroom semi-detached dormer style bungalow, having undergone a programme of extension and refurbishment by the current owners. Offering generous living space throughout, the property is situated in a sought after location, close to a range of local amenities and an early viewing comes highly recommended.

With extensive UPVC double glazing and gas central heating, the well presented accommodation comprises: Entrance hallway, lounge with bay window, modern open plan dining kitchen, rear breakfast room, two double ground floor bedrooms and modern house bathroom with separate shower. To the first floor are two further bedrooms and a modern en-suite shower room.

To the outside the property is set well back from the road with a lawn garden to the front and ample off road parking, leading to a recently clad garage, currently used as a workshop/store. To the rear is an enclosed, low maintenance garden with gate leading to the front, a covered seating area and a covered bar with brick built BBQ.

An early viewing is highly recommended.



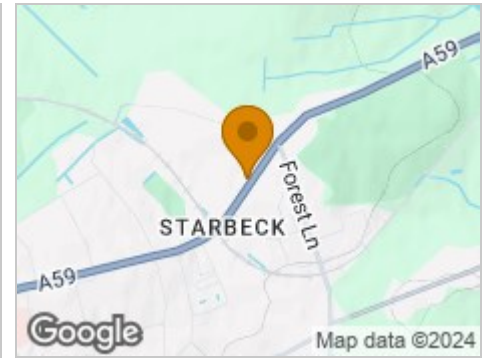
## Road Map



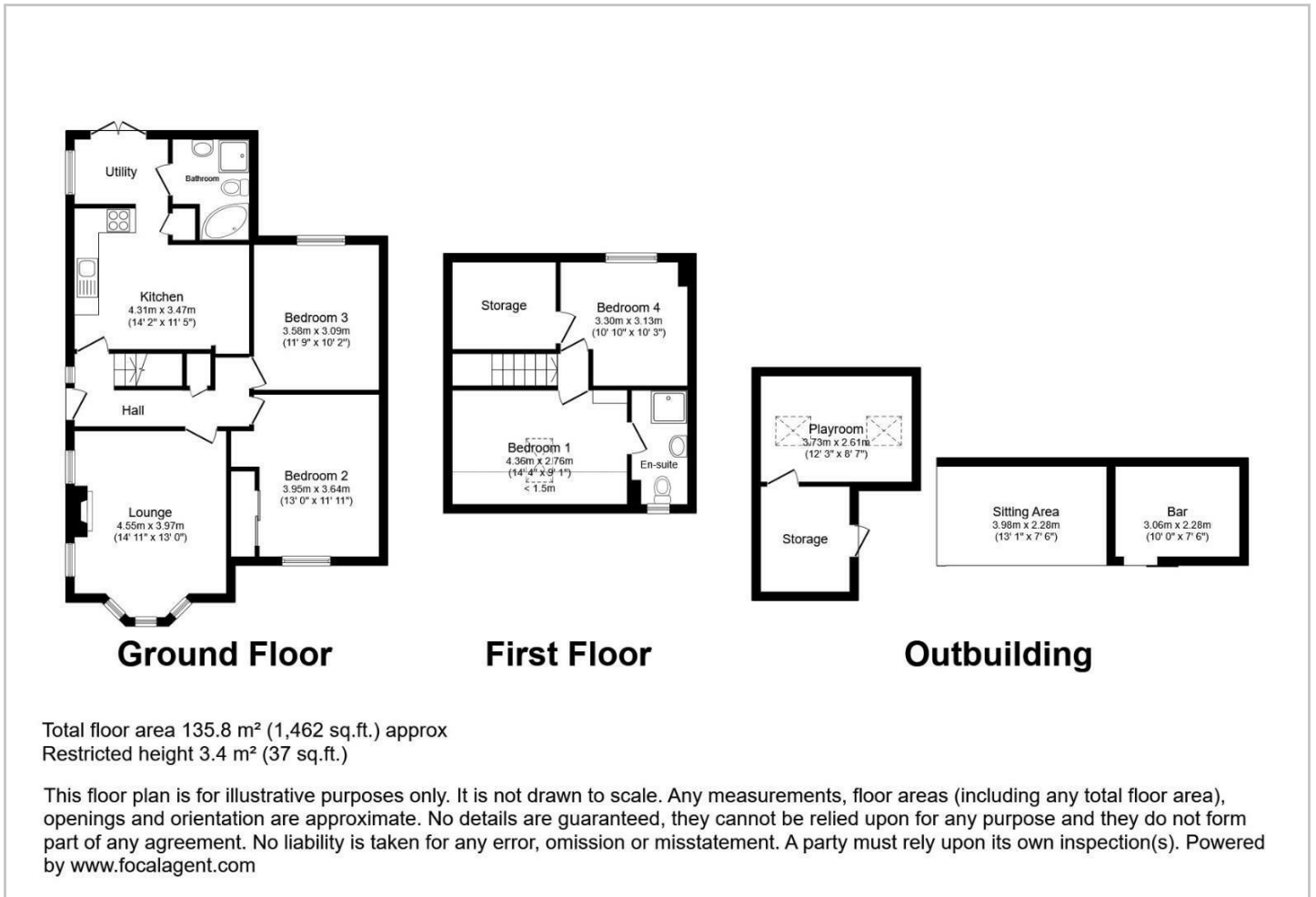
## Hybrid Map



## Terrain Map



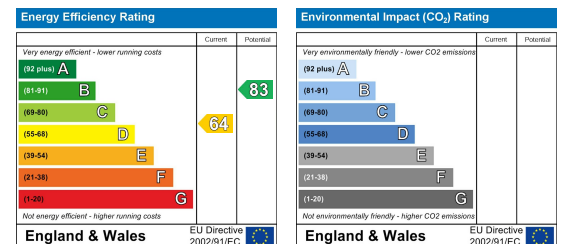
## Floor Plan



## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.